

## **ILLINOIS INTERNATIONAL PORT DISTRICT**

### **Summary Record of Proceedings of the REGULAR BOARD MEETING April 18, 2019**

The Regular meeting of the Board of Directors of the Illinois International Port District and Committee meetings were held Thursday, April 18, 2019, at 3600 E. 95<sup>th</sup> Street, Chicago, Illinois.

The roll was called at 9:06 am. The following Directors were present: Michael Forde, Terry Fitzmaurice, Ray Suarez, Aaron Del Mar, Terry Sullivan, Henry Wisniewski, Paul Chialdikas, and William Habel. A quorum was present. Charles Bowen attended via teleconference.

**Also present:** Clayton Harris III, Executive Director; Counsel Brad Smith, Neal and Leroy; Kurt Oelerich, Treasurer.

#### **General public present:**

Alderwoman Susan Garza, John Heroff, 10th Ward Director of Policy and Legislative Affairs, Laurie Cohen, Civic Federation; Mike Brackin, NASCO. Bria Scudder, Assistant 1<sup>st</sup> Deputy Governor, State of Illinois and Jeff Holt, BMO were in attendance via teleconference.

Chairman Forde made a motion to allow Director Bowen to attend the meeting via teleconference. In addition, Chairman Forde made a motion to allow Bria Scudder and Jeff Holt to attend the meeting via teleconference. The motion was seconded by Mr. Habel and the motion passed unanimously.

Chairman Forde made a motion to suspend the order of the Board meeting and enter into the Leases and Agreements Committee meeting followed by the Finance and Personnel Committee meeting. The motion was seconded by Mr. Fitzmaurice, and the motion carried unanimously.

Due to the length of the Agenda and appreciating the time of the public attending the meeting, Chairman Forde made a motion to suspend the order of the Committee meetings to offer the public in attendance the opportunity speak prior to the start of the Committee and Board Meetings. The motion was seconded by Mr. Del Mar and the motion carried unanimously.

Public Comments were made at this time and again at the conclusion of the Board Meeting. (See Public Comment Section)

### **SUMMARY REPORT ON STANDING COMMITTEES**

#### **Committee Members Present:**

Michael Forde  
Paul Chialdikas  
Chuck Bowen (via teleconference)  
Henry Wisniewski  
Ray Suarez  
Terry Fitzmaurice

#### **Others Present:**

Clayton Harris III, Executive Director  
William Habel  
Terry Sullivan  
Aaron Del Mar  
Brad Smith, Neal & Leroy  
Kurt Oelerich, Treasurer

|   |
|---|
| <b><u>LEASES AND AGREEMENTS COMMITTEE</u></b> |
|---|

The Leases and Agreements Committee was held on Thursday, April 18, 2019.

#### **EXECUTIVE SESSION**

Chairman Forde made a motion to enter Executive Session to discuss: Clean Harbors, Tenant Update, Letter of Intent, Leases and Update on RFPs. The motion was seconded by Mr. Del Mar and the motion carried unanimously.

Chairman Forde requested a motion to allow Alderwoman Garza, Mr. Heroff, Ms. Scudder and Mr. Holt to attend the Executive Session for a limited comment period as it relates to non-attorney/client matters related to the Master Lease. The motion was made by Mr. Suarez, seconded by Mr. Del Mar and the motion carried unanimously.

#### **Old Business**

Clean Harbors Update - Executive Session

Vacant Land and Tenant Updates - Executive Session

Letter of Intent – Executive Session

Update on Master Lease - Executive Session

Following discussion, Chairman Forde made a motion to exit Executive Session. The motion was seconded by Mr. Wisniewski and the motion passed unanimously.

After the conclusion of Executive Session, the Leases and Agreements Committee continued. At this time, Mr. David Doig of Chicago Neighborhood Initiative joined the public attending the meeting.

**Leases and Agreements Committee (continued)**

**New Business**

Summons – FOIA Response

The Committee recommended the Board approve Counsel Smith to answer the summons accordingly.

COFCO

After discussion, Committee recommended the Board approve COFCO's request for a short-term off-loading project.

There being no further business, Chairman Forde closed the Leases and Agreements Committee Meeting and opened the Finance and Personnel Committee Meeting.



|  |
|--|
| <b>FINANCE AND PERSONNEL COMMITTEE</b> |
|--|

The Finance and Personnel Committee Meeting was held on Thursday, April 18, 2019.

Monthly Financial Reports and Financial Update

Treasurer Oelerich presented the March 2019 financial reports for review. A number of points were noted and discussed, including:

- The March 2019 revenue and year to date 2019 Revenue fell slightly below the budgeted amount.
- The March 2019 monthly total expense fell below the budgeted monthly amount.
- The March 2019 Net Income exceeded the budgeted amount. Net Income for the year to date is above the budgeted amount.

Treasurer Oelerich reported Harborside is opened and over 450 rounds were reported in March.

Following discussion, the Committee recommended approval of the March Financial Reports by the Board of Directors.

Mr. Fitzmaurice exited the meeting at this time due to a prescheduled appointment.

**Old Business**

None

**New Business**

None

Executive Director Report

Executive Director Harris III reported:

- He has met with President Cullerton in reference to the Capital Bill including the Port.
- He has met with U.S. Representative Garcia in reference to Transportation and Infrastructure funding needs.
- He has met with USACE, City of Chicago and Alderwoman Garza in reference to the CDF.
- Cambridge Systems, who has been chosen to develop a Master Plan for the Port, will begin work within the next 30 days.
- He will be speaking at the Rail Supply Chain Summit on May 9<sup>th</sup> and invited the Board members to attend.
- The first ship of the season is scheduled to enter the Port on April 22<sup>nd</sup>.
- He will be meeting with a rail contractor regarding the Butler Drive project.
- He will be hosting an Illinois Ports' Association meeting with State agencies and Transportation Committee members for House and Senate on May 14<sup>th</sup>. This is in regards to the Capital Bill including the Port.

There being no further business for the Finance and Personnel Committee, Chairman Forde closed the Finance and Personnel Committee and opened the Regular Board Meeting.

|                              |
|------------------------------|
| <b>REGULAR BOARD MEETING</b> |
|------------------------------|

The following Directors were present: Michael Forde, Terry Sullivan, Ray Suarez, Henry Wisniewski, Paul Chialdikas, William Habel, and Aaron Del Mar. A quorum was present. Charles Bowen via teleconference. Mr. Fitzmaurice had an excused absence.

**ADOPTION OF MINUTES – Board Minutes March 19, 2019**

The Minutes of the March 19, 2019 Board Meeting were presented. Chairman Forde made a motion to approve the March Minutes. The motion was seconded by Mr. Suarez and the motion passed unanimously.

**Leases and Agreements Committee Report – Items Requiring Action**

Summons – FOIA Response

Chairman Forde reported the Committee recommended the Board approve Counsel Smith to answer the summons accordingly. Chairman Forde made a motion to approve Counsel Smith to answer the summons accordingly, the motion was seconded by Mr. Chialdikas and the motion passed unanimously.

COFCO

Chairman Forde reported the Committee recommended the Board approve COFCO's request for a short-term off-loading project. Chairman Forde made a motion to approve COFCO's request for a short-term off-loading project, the motion was seconded by Mr. Suarez and the motion passed unanimously.

**Finance and Personnel Committee Report – Items Requiring Action**

Chairman Forde reported the Committee recommended the Board of Directors approve the March 2019 Financial Reports. Chairman Forde made a motion to approve the March 2019 Financial Reports. Mr. Habel seconded the motion and the motion passed unanimously.

**Executive Director Report**

See Committee Minutes.



### **PUBLIC COMMENT**

#### **Comments made prior to Executive Session**

Mr. Brackin of NASCO asked for a follow up from the March Board meeting and status on the execution of the updated NASCO lease agreement. Mr. Brackin inquired as to why the Chairman has not signed the lease agreement for the warehouse spaces that was approved at the February Board Meeting. Mr. Brackin indicated that the lack of a lease agreement is negatively impacting NASCO's business as NASCO's customers require lease information to bring in cargo. Mr. Brackin asked that the Chairman sign the lease. Chairman Forde requested Mr. Brackin to call him at his office today to discuss the lease.

Bria Scudder, Assistant 1<sup>st</sup> Deputy Governor, State of Illinois indicated she was looking forward to getting caught up on the Port.

#### **Comments made at the end of the Board Meeting**

David Doig, Chicago Neighborhood Initiatives, addressed the Board. Mr. Doig was late to the meeting and inquired as to why the Alderwoman was allowed to attend the Executive Session and he was not. Chairman Forde indicated that Alderwoman was allowed to attend for a limited comment period. The Board elected to include the Alderwoman.

Mr. Doig indicated his group, IIPD Crossings, submitted a response to the Addendum and was inquiring as to status. Chairman Forde indicated the Board has been updated and there was no action taken at this time. Mr. Del Mar asked Mr. Doig about his experience with the Addendum process. Mr. Doig indicated that they received notification and had sufficient time to respond. He is attending today to get a status on the response.

Mr. Doig asked if there will be a formal response from the Board regarding IIPD Crossings Addendum response. IIPD Crossings remains very interested in this opportunity, including in the redevelopment opportunities at the Port. Mr. Doig noted he has had great success in the area just to the west of the Bishop Ford Expressway. Chicago Neighborhood Initiatives has created many jobs and opportunities for residents of the southeast side of Chicago and hopes to do that at the Port.


Chairman Forde indicated that once the Board is prepared to take action on the Addendum, a meeting notice and agenda has been posted.

### **ADJOURNMENT**

With no other business before the Board, Chairman Forde made a motion to adjourn. The motion was seconded by Mr. Suarez, and the motion passed unanimously.

The next Committee meetings and regular Board meeting will take place on Friday, May 17, 2019. The meetings will be held at 9:00 am at 3600 E. 95<sup>th</sup> Street, Chicago, IL.

  
\_\_\_\_\_  
Michael Forde  
Chairman

  
\_\_\_\_\_  
Kathleen Dart  
Secretary